SHOP TO LET



Robertson Brown

RETAIL

Bearwood

596 Bearwood Road **B17 9RP**

ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

GROSS FRONTAGE	4.94 m	(16ft '2")
INTERNAL WIDTH	4.82 m	(15 '2"ft)
SHOP DEPTH	29.60 m	(97 '11")
GROUND FLOOR SALES AREA	151.89 sq m	(1635 sq ft)
STORAGE AREA	19.51 sq m	(210 sq ft)
OFFICE	3.62 sq m	(39 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £20,500 per annum exclusive of rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £20,500 RATES PAYABLE £8,877

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

LOCATION

The subject premises are situated at the Southern end of Bearwodd Road close to it's junction with Hagley Road. Nearby occupiers include: TESCO, BOOTS, JOHNSONS DRY CLEANERS, HALIFAX, HOLLAND & BARRETT etc.

VIEWING

By arrangement via Robertson Brown Ltd.

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596 BEARWOOD ROAD, BEARWOOD



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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